

FAUQUIER COUNTY
PURCHASE OF DEVELOPMENT RIGHTS COMMITTEE
MEETING
June 7, 2005
9:00 AM
Virginia Cooperative Extension Office, 24 Pelham Street, Warrenton, VA
20186

DRAFT MINUTES

Board Members Present:

John Schied, Chairman
Ike Broaddus, Vice Chairman
Leslie Grayson
Roger Martella

Board Members Absent:

Don Huffman

Others Present:

Ray Pickering, Agricultural Development Officer
Scottie Heffner, PDR Program Assistant

1. Call to Order

Chairman Schied called the meeting to order at 9:03.

2. Approval of April 12, 2005 Minutes

- a. The April 12, 2005 Minutes were amended to show that there was discussion of revising the Ranking Criteria to weight the different standards for ranking.
- b. Ike Broaddus moved to approve the April 12, 2005 Minutes as amended. Roger Martella seconded and the motion carried.

3. Status of Applicants

- a. C. L. Ritchie (first application)
 - i. The landowner is working out issues involving how to meet Zoning requirements in regard to a trailer on the property.
- b. Rebecca George
 - i. The signed Commitment Agreement has been received and title work has been ordered.
- c. Susannah Grove
 - i. The Commitment Agreement is being circulated among landowners for signatures. When all landowners have signed, title work will be ordered.

- d. Gertrude Fox
 - i. Title work revealed that two of the parcels are owned by the applicant's son, who is not willing to enter the program. Since the balance is not sufficient in acreage to be a viable application, it is necessary to abandon this application. We will confirm in writing to Mrs. Fox and her son that we cannot proceed with this easement at this time.

4. Status of Virginia Land Conservation Fund (VLCF) Grant Application

- a. Staff recommendations did not include the Rebecca George property.
- b. One quarter of the funds are allocated to each of four categories: (1)Historic resources, (2)Natural areas, (3)Agricultural and Forest and (4)Open Land (park and trail). Applicants should choose which category for which they are applying. There were several very worthy applicants together with a limited amount of funding.
- c. It might be wise to reapply to the grant program with the Rebecca George property, or use another applicant property when the new grant application cycle opens again in July. One prospective applicant from the southern end of the County may be a good grant application candidate.
- d. The Virginia Department of Taxation has issued a ruling concerning easements and tax credits which will negatively impact easement activity. The ruling states there are flaws in the language of some easements that do not track with IRS regulations. The Secretary of Natural Resources, Tayloe Murphy, is going to see what can be done to amend or modify the ruling. This could particularly impact donors who have easements in place or are in the process of obtaining tax credits.
- e. The new Application Round was discussed. Opening in July would accommodate the VLCF Grant application cycle.
- f. John Schied moved to change the next application cycle to July 1, 2005 through November 30, 2005. Roger Martella seconded and the motion carried.

5. Recommendation of Change of Purchase Price for Future Applicants

- a. Factors that speak for an increase in the amount offered per development right was discussed:
 - i. The number of applicants to the program has decreased.
 - ii. The current price of \$20,000 per Development Right was set in 2002.
 - iii. Real estate values have increased drastically since 2002, and new real estate assessments may increase as much as 40% or more.
 - iv. A large amount of farmland has been lost to development since 2002; for example, Brookside, a development of 900 homes, which was once 1,000 acres of farmland.
- b. The revised amount offered per Development Right should coincide with the next application cycle.

- c. Compensation to those who have recently applied (third round applicants) but not yet settled may be considered in the future.
- d. The possibility of adjusting the payment method in the future was discussed. Some possibilities might be:
 - i. Paying more per Development Right for larger parcels.
 - ii. Paying more for properties in areas with higher assessed value.
 - iii. Developing a sliding scale based on number of rights retained and parcel size.
- e. Roger Martella moved that the Board of Supervisors be approached with the idea of increasing the amount offered per development right to \$30,000. Ike Broaddus seconded and the motion carried.

6. Discuss Application Ranking System

- a. Committee members reviewed a draft of a weighted Ranking Criteria.
- b. It was decided that the size of the parcel should be given a 25% weight and the percentage of development rights offered should also be given a 25% weight.
- c. Other standards for ranking were adjusted. The weighted system will be developed further, tested with previously ranked and approved applications and reviewed at the next PDR Committee Meeting.

7. Next Meeting Date

- a. The next meeting date will be 9:00 AM, July 12, 2005 at the Virginia Cooperative Extension Office.

8. Announcements

- a. Ray Pickering will be visiting Augusta County July 7th to speak on the PDR Program.
- b. Piedmont Environmental Council is holding a Conservation Easement Workshop to include the PDR Program July 29, 2005.

9. Adjourn

- a. There being no further business, the meeting was adjourned at 10:35.